



CITY PLAN COMMISSION

OCTOBER AGENDA

Wednesday, October 22, 2014

1:30 PM

1000 Throckmorton St.

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/boards/planninganddevelopment/>

Commissioners:

Charles Rand, Chair CD 1

Jennifer Trevino, CD 2

Sloan Harris, CD 3

Mark Brast, CD 4

Robert Horton, CD 5

Stephanie Spann, CD 6

Jim Wietholter, CD 7

Don Boren, Vice Chair CD 8

Mike Brennan, CD 9

Bob Kelly, Alternate

I. WORK SESSION:

12:00 PM

Pre-Council Chamber

A. Correspondence & Comments

Staff & Chair

B. Lunch

C. Review of Cases on Today's Agenda

Staff

II. PUBLIC HEARING:

1:30 PM

Council Chamber

A. Approval of Previous Month's Minutes

B. Approval of Previously Recorded Final Plats

C. Consent Cases (4)

1. PP-14-012 GTB Business Park: 6 Commercial Lots. Council District 7.

- a. Being approximately 26.2 acres in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North and west of Golden Triangle Blvd., east of The Enclave on Golden Triangle and future Park Vista Blvd., and south of Pine Tree Mobile Home Estates.
- c. Applicant: AIL Investments, LP.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

2. PP-14-029 Champions Circle: 26 Commercial Lots, 10 Mixed Use Lots, and 1 Private Open Space Lot. Council District 7.

- a. Being approximately 255 acres in the P.K. Matthews Survey, Abstract No. 865; the A.M. Feltus Survey, Abstract No. 1464; the Rufus Daniel Survey, Abstract No. 362; the Jesse Daniel Survey, Abstract No. 349; and the George W. Shamblin Survey, Abstract No. 1191, City of Fort Worth, Denton County, Texas.
- b. General Location: Southwest corner of the intersection of SH 114 and IH 35W (North Freeway).
- c. Applicant: Roanoke 35/114 Partners, L.P.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

3. PP-14-034 Willow Springs Addition: 2 Industrial lots. Council District 7.

- a. Being approximately 14.735 acres in the James Righly Survey, Abstract Number 1268, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast of the intersection of Willow Springs Road and US Highway 287 Frontage Road.
- c. Applicant: Ludwig Investments, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

4. PP-14-039 Oak Creek Trails: 312 Single-Family Detached Lots and 8 Private Open Space Lots. Council District 7.

- a. Being approximately 88.179 acres in the R. Matany Survey, Abstract No. 878; the P.M. Smith Survey, Abstract No. 1170; the C. Sutton Survey, Abstract No. 1561; and the A.M. Feltus Survey, Abstract No. 1464, City of Fort Worth, Denton County, Texas.
- b. General Location: East of FM 156 / Blue Mound Road, south and west of Harriet Creek, and north of the future extension of Double Eagle Blvd.
- c. Applicant: Beechwood Portfolio Investments, LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

D. Continued Case (1)

5. **VA-14-017** **Vacation of a Portion of an Alley in Block 2 JN Brookers Subdivision of Block 11 Fields Welch Addition.** **Council District 9.**

- a. Being a portion of an alley between Lots 1, 2, 14 and 15, Block 2 JN Brookers Subdivision of Block 11 Fields Welch Addition, as recorded in Volume 204, Page 38, PRTCT.
- b. General Location: North of Magnolia Avenue, east of Hurley Avenue, west of 8th Avenue and south of Rosedale Street.
- c. Applicant: Syed N. Afghani.
- d. Applicant Requests: Withdrawal of the case.
- e. DRC Recommends: Approval of the withdrawal request.

E. New Cases (26)

6. **FS-14-153** **Lots 17R-1 and 17R-2, Block 11 Linwood Addition.** **Council District 9.**

- a. Being a Replat of Lot 17, Block 11, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-1B, Page 181, PRTCT.
- b. Location: 324 Wimberly Street.
- c. Applicant: HD Homes.
- d. Applicant Requests: Approval of a waiver of the requirement to dedicate an additional three (3) feet of right-of-way for the east to west alley.
- e. DRC Recommends: Approval of the requested waiver.

7. **FS-14-172** **Lots 2R1 and 2R2, Block 1, Another Tucker Addition.** **Council District 6.**

- a. Being a Replat of Lot 2R, Block 1 Another Tucker Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet B, Slide 2565, PRTCT.
- b. Location: 12360 Oak Grove Road South.
- c. Applicant: Donnie L and Sandra L Tucker.
- d. Applicant Requests: Approval of an increase in lot yield for a residential lot.
- e. DRC Recommends: Approval of the increase in lot yield.

8. FS-14-173 Lot 1, Block 1 Highpoint Addition. Council District 9.

- a. Being a Replat of a portion of Lot 1, Block 19R, Tucker Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-83, Page 18, PRTCT.
- b. Location: 650 South Main Street.
- c. Applicant: TSC South Main, LLC.
- d. Applicant Requests: Approval of a waiver of the requirement to dedicate a ten-foot by ten-foot right-of-way corner clip at the intersection of Pennsylvania Avenue and South Main Street and approval of a waiver of the requirement to dedicate a ten-foot by ten-foot public open space easement where the proposed public access easement intersects with Pennsylvania Avenue.
- e. DRC Recommends: Approval of the two requested waivers.

9. FS-14-178 Lots 20R1 and 20R2, Block 11, Linwood Addition. Council District 9.

- a. Being a Replat of Lot 20, Block 11 Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.
- b. Location: 408 Wimberly Street
- c. Applicant: DSPI, LLC.
- d. Applicant Requests: Approval of an increase in lot yield for a residential lot and approval of a waiver of the requirement to provide rear entry access via a side or rear alley or via a common shared access easement platted between the dwelling units.
- e. DRC Recommends: Approval of the increase in lot yield and approval of the requested waiver.

10. FS-14-186 Lots 3R1 and 3R2, Block 15, Linwood Addition. Council District 9.

- a. Being a Replat of Lot 3, Block 15 Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.
- b. Location: 409 Wimberly Street.
- c. Applicant: DSPI, LLC.
- d. Applicant Requests: Approval of an increase in lot yield for a residential lot and approval of a waiver of the requirement to provide rear entry access via a side or rear alley or via a common shared access easement platted between the dwelling units.
- e. DRC Recommends: Approval of the increase in lot yield and approval of the requested waiver.

11. FS-14-187 Lots 13R1 and 13R2, Block 11, Linwood Addition. Council District 9.

- a. Being a Replat of Lot 13, Block 11 Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.
- b. Location: 310 Wimberly Street.
- c. Applicant: DSPI, LLC.
- d. Applicant Requests: Approval of an increase in lot yield for a residential lot and approval of a waiver of the requirement to provide rear entry access via a side or rear alley or via a common shared access easement platted between the dwelling units.
- e. DRC Recommends: Approval of the increase in lot yield and approval of the requested waiver.

12. FS-14-188 Lots 5R1 and 5R2, Block 14, Linwood Addition. Council District 9.

- a. Being a Replat of Lot 5, Block 14 Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-B, Page 181, PRTCT.
- b. Location: 2817 Merrimac Street.
- c. Applicant: DSPI, LLC.
- d. Applicant Requests: Approval of an increase in lot yield for a residential lot and approval of a waiver of the requirement to provide rear entry access via a side or rear alley or via a common shared access easement platted between the dwelling units.
- e. DRC Recommends: Approval of the increase in lot yield and approval of the requested waiver.

13. VA-14-025 Vacation of a Portion of Dakota Street. Council District 9.

- a. Being a portion of Dakota Street between Harrold Street and the Fort Worth and Western Railroad as recorded in Volume 310, Page 18 PRTCT.
- b. General Location: West of Harrold Street, east of the Fort Worth and Western Railroad, north of 5th Street and south of Kansas Street.
- c. Applicant: Centergy West 7th, LP.
- a. Applicant Requests: Approval of a recommendation to City Council for the vacation of this street section.
- d. DRC Recommends: Approval of the vacation of this portion of Dakota Street since no adverse impact to area circulation is anticipated if the vacation is granted.

14. VA-14-026 Vacation of a Portion of West 5th Street. Council District 9.

- a. Being a portion of West 5th Street between Harrold Street and Greenleaf Street as recorded in Volume 310, Page 18 PRTCT.
- b. General Location: East of Harrold Street, west of Greenleaf Street, north of West 7th Street and south of Nebraska Street.
- c. Applicant: Centergy West 7th, LP.
- b. Applicant Requests: Approval of a recommendation to City Council for the vacation of this street section.
- d. DRC Recommends: Approval of the vacation of this portion of West 5th Street since no adverse impact to area circulation is anticipated if the vacation is granted.

15. VA-14-027 Vacation of a Portion of Nebraska Street. Council District 9.

- c. Being a portion of Nebraska between Harrold Street and Greenleaf Street as recorded in Volume 310, Page 18 PRTCT.
- d. General Location: East of Harrold Street, west of Greenleaf Street, north of West 5th Street and south of Dakota Street.
- e. Applicant: Centergy West 7th, LP.
- f. Applicant Requests: Approval of a recommendation to City Council for the vacation of this street section.
- g. DRC Recommends: Approval of the vacation of this portion of Nebraska Street since no adverse impact to area circulation is anticipated if the vacation is granted.

16. VA-14-028 Vacation of a Portion of Greenleaf Street. Council District 9.

- a. Being a portion of Greenleaf Street between Dakota Street and West 5th Street as recorded in Volume 310, Page 18 PRTCT.
- b. General Location: East of Harrold Street, west of the Trinity River, north of West 5th Street and south of Dakota Street.
- c. Applicant: Centergy West 7th, LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of this street section.
- e. DRC Recommends: Approval of the vacation of this portion of Greenleaf Street since no adverse impact to area circulation is anticipated if the vacation is granted.

17. VA-14-029 Vacation of a Portion of Harrold Street. Council District 9.

- a. Being a portion of Harrold Street between West 5th Street and West 6th Street as recorded in Volume 310, Page 18 PRTCT.
- b. General Location: Along the West side of Harrold Street, north of West 6th Street and south of West 5th Street.
- c. Applicant: Centergy West 7th LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of this street section.
- e. DRC Recommends: Approval of the vacation of this portion of Harrold Street since no adverse impact to area circulation is anticipated if the vacation is granted.

18. VA-14-030 Vacation of a Portion of West 6th Street. Council District 9.

- a. Being a portion of West 6th Street between Stayton Street and Harrold Street as recorded in Volume 310, Page 18 PRTCT.
- b. General Location: North of West 7th Street, west of Harrold Street, east of Stayton Street and south of West 5th Street.
- c. Applicant: Centergy West 7th LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of this street section.
- e. DRC Recommends: Approval of the vacation of this portion of West 6th Street since no adverse impact to area circulation is anticipated if the vacation is granted.

19. VA-14-031 Vacation of Portions of Excess Right-of-Way West 5th Street. Council District 9.

- a. Being portions of excess right-of-way for West 5th Street at the intersection of Stayton Street and West 5th Street as recorded in Volume 310, Page 18 PRTCT.
- b. General Location: At the intersection of Stayton Street and West 5th Street.
- c. Applicant: Centergy West 7th LP.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of excess right-of-way.
- e. DRC Recommends: Approval of the vacation of these portions of West 5th Street since no adverse impact to area circulation is anticipated if the vacation is granted.

20. VA-14-034 Vacation of an Alley in Block 1, Alford and Veals Addition. Council District 8.

- a. Being an alley in Block 1, Alford and Veals Addition between Stella Street and Tucker Street as recorded in Volume F, Page 308 PRTCT.
- b. General Location: North of Tucker Street, south of Stella Street, east of Missouri Avenue and west of Kentucky Avenue.
- c. Applicant: Doug Renfro.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of this alley.
- e. DRC Recommends: Approval of the vacation of this alley since no adverse impact to area circulation is anticipated if the vacation is granted.

21. VA-14-035 Vacation of a Portion of West Annie Street. Council District 9.

- a. Being a portion of West Annie Street between South Main Street and Galveston Avenue as recorded in Volume 63, Page 124 PRTCT.
- b. General Location: North of Pennsylvania Avenue, west of South Main Street and east of Galveston Avenue.
- c. Applicant: Fort Worth VHP, LLC.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of this street section.
- e. DRC Recommends: Approval of the vacation of this portion of West Annie Street since no adverse impact to area circulation is anticipated if the vacation is granted.

22. VA-14-037 Vacation of an Alley in Block 6 Brooklyn Heights. Council District 9.

- a. Being an alley in Block 6, Brooklyn Heights between Kimzey Street and Smiley Street as recorded in Volume 63, Page 13 PRTCT.
- b. General Location: North of Vickery Boulevard, east of Kimzey Street, west of Smiley Street and south of Lovell Avenue.
- c. Applicant: Howell Investments, Inc.
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of this alley.
- e. DRC Recommends: Approval of the vacation of this alley since no adverse impact to area circulation is anticipated if the vacation is granted.

23. CP-14-002 Golden Triangle Addition: 39.42 Acres of Commercial, 12.65 Acres of Private Open Space, and Future Park Vista Boulevard. Council District 7.

- a. Being approximately 59.12 acres in the Jesse Billingsley Survey, Abstract No. 70; John Edmonds Survey, Abstract 457; and the J.L. Hansbrough Survey, Abstract 747, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of the intersection of Golden Triangle and future Park Vista Boulevard; west of the Keller Athletic Complex; and the right-of-way for future Park Vista Boulevard between Golden Triangle Boulevard and Ray White Road.
- c. Applicant: AIL Investments, LP and Hillwood Multifamily Land, LP.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan which is in compliance with the Subdivision Ordinance.

24. PP-14-027 Golden Triangle Addition: 5 Commercial Lots. Council District 7.

- a. Being approximately 32.629 acres in the J. Billingsley Survey, Abstract No. 70 City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southeast corner of the intersection of Golden Triangle and future Park Vista Boulevard.
- c. Applicant: AIL Investments, LP and Hillwood Multifamily Land, LP.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

25. CP-14-011 Watersbend: 298.7 acres of Single-Family Residential and 36.48 acres of Open Space. Council District 7.

- a. Being approximately 335.18 acres in the Henry Robertson Survey, Abstract No. 1259; E.H. Elkins Survey, Abstract No. 487; and George Mathews Survey, Abstract No. 1078, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Wagley Robertson Road and the subdivisions of Fossil Hill Estates and Fossil Park Estates; south of Goldstone Lane; west of Pyrie Drive, the Trails of Fossil Creek Subdivision, and the Burlington Northern and Santa Fe Railroad; and north of the Bar C Ranch Subdivision.
- c. Applicant: McGuyer Homebuilders, Inc.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan which is in compliance with the Subdivision Ordinance.

26. PP-14-036 Watersbend North: 379 Single-Family Detached Lots and 14 Private Open Space Lots. Council District 7.

- a. Being approximately 88.451 acres in the Henry Robertson Survey, Abstract No. 1259; E.H. Elkins Survey, Abstract No. 487; and George Mathews Survey, Abstract No. 1078, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Wagley Robertson Road and the Fossil Hill Estates Subdivision, south of Goldstone Lane, west of Pyrie Drive and the Trails of Fossil Creek Subdivision, and north of Bent Oak Drive.
- c. Applicant: McGuyer Homebuilders, Inc.
- d. Applicant Requests: Approval of the preliminary plat; approval of a waiver to allow Block 38 along Ridge Water Trail to exceed the maximum allowed length; approval of a waiver to allow Blocks 20/41 along Streets C and E to exceed the maximum allowed block length; and approval of a waiver to allow double frontage lots along Magma Drive.
- e. DRC Recommends: Approval of the preliminary plat and approval of the three requested waivers.

27. PP-14-032 Lakes of River Trails East: 234 Single-Family Detached Lots and 10 Private Open Space Lots. Council District 5.

- a. Being approximately 49.314 acres in the J.B. Johnson Survey, Abstract No. 855 and the Wm. C. Trammell Survey, Abstract No. 1509, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northeast corner of the intersection of Precinct Line Road and Trammel Davis.
- c. Applicant: CDD Residential Group, Inc.
- d. Applicant Requests: Continuance to the November 21, 2014 City Plan Commission Public Hearing.
- e. DRC Recommends: Approval of the continuance request.

28. PP-14-037 Park Hill Addition: 6 Single-Family Detached Lots and 2 Private Open Space Lots. Council District 9.

- a. Being a re-plat of Lots 8 & 9, Block 9, Park Hill Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 38H, Page 41 PRTCT.
- b. Location: 2325 and 2401 South University Drive.
- c. Applicant: Kirk Engert.
- d. Applicant Requests: Approval of preliminary plat, approval of a waiver of the required additional right-of-way dedication for University Drive, and approval of a waiver of the site distance requirement at this access point along University Drive with a right in – right out access.
- e. DRC Recommends: Approval of the preliminary plat and the two requested waivers.

29. PP-14-040 Copper Creek: 960 Single-Family Detached Lots and 27 Private Open Space Lots. Council District 7.

- a. Being approximately 300.49 acres in the G. Matthews Survey, Abstract No. 1078, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of the Liberty Crossing Addition and Blue Mound Road/FM 156, north of the Northwest Community Park, and east of the BNSF Railway.
- c. Applicant: Amalgamated Properties, LLC.
- d. Applicant Requests: Approval of preliminary plat, approval of a waiver to allow Block KK to exceed the maximum allowed block length, and approval of a waiver to allow Blocks A, O, T, and X to exceed the maximum allowed block length.
- e. DRC Recommends: Approval of the preliminary plat and approval of the two requested waivers.

30. PP-14-041 Silver Ridge Addition: 57 Single-Family Detached Lots and 1 Private Open Space Lot. Council District 3.

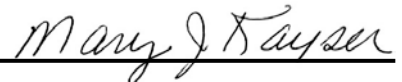
- a. Being approximately 16.1 acres in the J.P. Woods Survey, Abstract No. 1886, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Silver Ridge Boulevard, north of Broken Arrow Trail, west of Yuchi Trail South, and south of White Settlement Road.
- c. Applicant: SJ Silver Ridge Development, LP.
- d. Applicant Requests: Approval of preliminary plat, approval of a waiver of the required street stub outs to the unplatted tract to the north, approval of a waiver of the required street stub outs to the unplatted tracts to the east, and approval of a waiver of the technical design criteria for the vertical design of the roadway at the extension of Kiowa Trail West.
- e. DRC Recommends: Approval of the preliminary plat, approval of the requested waiver of the required street stub outs to the east, and approval of the requested waiver of technical street design criteria. DRC recommends denial of the requested waiver of the required street stubs out to the north.

**31. PP-14-044 Hidden Creek Estates: 23 Single-Family Detached Lots. ETJ—
Tarrant County.**

- a. Being approximately 37.583 acres in the Hester Langston Survey, Abstract Number 983, the Samuel S. Carpenter Survey, Abstract Number 325 and the R.B & T.A. English Survey Abstract, Number 486, Tarrant County, Texas.
- b. East of Levy County Line Road, south and west of Retta Mansfield Road.
- c. Applicant: John D. Watson.
- d. Applicant Requests: Approval of preliminary plat and approval of waivers for an excessively long cul-de-sac; street stub outs to the north, east, and west; a flag lot; a lot larger than 10,000 square feet with less than one hundred feet (100') of frontage; and a lot with less than one acre net all floodplain and drainage easements to be served by an onsite, private septic system.
- e. DRC Recommends: Approval of the preliminary and the requested waivers.

Adjournment: _____

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, October 16, 2014 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Fort Worth Council Chamberes es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.